

Minutes of the Public Works Committee - December 2, 2004

The meeting was called to order at 8:35 a.m. by Chair Manke who led the committee in saying the Pledge of Allegiance.

Present: Chair Richard Manke, Co. Board Supervisors James Behrend (arrived at 8:45 a.m.), Peter Gundrum, Hank Carlson, Karl Nilson, Rodell Singert (left at 9:45 a.m.), David Swan

Staff Present: County Board Chief of Staff Lee Esler, Legis. Associate Sandra Meisenheimer

Also Present: Public Works Building Operations Supervisors Scott Weber and Scott Miller, Building Operations Mgr. Mark Keckeisen, Community Development Coordinator Glen Lewinski, Senior Civil Engineer Paul Barthel, Architectural Services Mgr. Dennis Cerreta, Airport Mgr. Keith Markano, Airport Operations Asst. Michael Neau, Airport Commission Chair Ray Perry

Read Correspondence/Meeting Approvals

1. Letter from Bernardine Juno, Chair of Waukesha County Housing Action Coalition, who says the position of the Housing Action Coalition is any existing housing should be utilized and not torn down or left without repairs. They are opposed to the vacant home at 1120 Northview Road being demolished.

2. Notice of a Public Information meeting for the CTH "Y" (Racine Avenue) Reconstruction Project on December 6, 2004 from 5:00 to 7:00 p.m. in New Berlin.

Motion: Swan moved, second by Carlson, to approve attendance to the meeting for the Racine Avenue Reconstruction Project on December 6, 2004 in New Berlin. **Motion carried 6 – 0.**

Future Agenda Items

Singert said he still wants to talk about Airport Drive and the allotment of land on that drive for the airport or other county uses, and also the expansion of Airport Drive to Woodburn Road.

Approve Minutes of October 7 and October 14, 2004

Motion: Singert moved, second by Carlson, to approve the minutes of 10/7/04. **Motion carried 6 – 0.**

Motion: Singert moved, second by Swan, to approve the minutes of 10/14/04. **Motion carried 6 – 0.**

Report from Executive Committee Member for Meeting of 11/15/04

Chair Manke and Esler reported on some of the items that were reviewed, discussed and/or considered at the meeting on November 15.

Discuss and Consider Bids for the UW-Waukesha Cooling Tower Replacement

Weber stated that the cooling tower at UW-Waukesha was built in 1966 and has exceeded its useful life. Replacement of the tower was put in the Building Improvement Project Plan five years ago, and there are sufficient funds. **Motion:** Nilson moved, second by Singert, to approve the bid from Doral Corporation in the amount of \$50,998 for the Baltimore Air Coil tower for UW-Waukesha. **Motion carried 6 – 0.**

Discuss and Consider Bids for the Human Services Center AHU Replacement and Human Services Center Roof Replacement

Miller and Keckeisen explained the bids. Miller said the AHU replacement originally was a larger project of six units but was scaled back to three air handling units. All of the units are over 20

years, cool only and have no outside air intake making the units obsolete. These units were targeted because of their very poor condition. Keckeisen said they are making a conscious decision not to invest any more capital money in the Human Services facility unless there is a short-term payback. The bid from Butters-Fetting Co. is being recommended with Alternate Bid #1 which is a deduct of \$3,100.

Motion: Swan moved, second by Singert, to approve the base bid from Butters-Fetting Co., Inc. in the amount of \$66,200 for the Human Services Center AHU replacement. **Motion carried 7 – 0.**

Motion: Carlson moved, second by Nilson, to approve the base bid from PHD Roof Doctors, Inc. in the amount of \$150,175 for the roof replacement at the Waukesha County Human Services Center.

Miller said this was originally introduced as a capital project and then was put into the Five Year Building Improvement Program. This is a two-year project for the years 2004 and 2005. The section of roof to be replaced is about 20 to 25 years old and is in very poor condition. Nilson asked about the requirement of a company being in business for five years (PHD Roof Doctors has been in business for two years). After some study by Brian Fischer of Fischer-Fischer-Theis Architects, Engineers, Planners regarding this issue, he says in his letter that awarding the contract to PHD would be proper and in the best interests of Waukesha County. **On the motion, motion carried 7 – 0.**

Consider Proposed Ordinance: 159-O-018 Dispose of Building at 1120 Northview Road
(Tabled at meeting of 5/27/04)

Motion: Behrend moved, second by Singert, to take Ordinance 159-O-018 off the table. **Motion carried 4 – 3; Carlson, Gundrum and Manke voting no.**

Manke said he is still working on this, and Cerreta is trying to get more concrete figures as to what it will cost to do the asbestos, etc. It is in an area where a group home could go in or it could be used for people coming out of prison. There is a use for it, and it's not a bad house. Manke said he hates to tear down the house when there is a shortage of housing in the county. It's in an area where there aren't any neighbors to complain about it. It could fill a need. Nilson said he agrees.

Lewinski said he will hold funds in reserve if the house is being considered for a use. He has program income that can be used.

Singert said he has a different point of view and doesn't believe \$90,000 should be put into that building. The property in the area of the three homes is a large value. It's in an area that still needs county board/committee discussion as to designation on how to use that property. It's a waste of money to put \$90,000 in that house. Just because there is money from the federal government is not appropriate for Singert. There isn't a need to have those homes there, and the policy of the county is not to be in the rental business. He stated we should have the figures from Cerreta by now, and this shouldn't drag on.

Nilson said he disagrees. The \$90,000 sounds like a lot, and he wouldn't put it into his house. But he looks at this house as a great asset and a great location for putting people back in the main stream. He would not tear it down.

Gundrum said he could see spending \$15,000 to \$20,000 but would rather see it torn down if it costs more than that. Lewinski said \$79,000 was just spent on Century House, which is adjacent to the house being discussed. Behrend said since we don't have enough information yet, his view is to hold onto it.

Singert requested that this ordinance be back on the next agenda and the information be given to the committee at that time. Swan said he is concerned that the house could freeze up during the winter. Who is going to check on the house? Manke said when the info is received from Cerreta that Singert should get the info as soon as possible.

Motion: Nilson moved, second by Carlson, to table Ordinance 159-O-018. **Motion carried 6 – 1, Singert voting no.**

Gundrum left the meeting.

Consider Proposed Ordinance: 159-O-082 Parking Regulation – C.T.H. “K”

Motion: Singert moved, second by Behrend, to approve Ordinance 159-O-082.

Barthel said this parking regulation request came from the Halquist Stone Company and involves just the north side of CTH “K”. Most people do not park on the south side of the road because of easy access to the parking lot. **Motion carried 6 – 0.**

Singert asked what is happening with the speed limit on Meadowbrook? Esler distributed an article from the Waukesha County Freeman dated 12/1/04 regarding information on the speed limit.

Gundrum returned to the meeting. Singert left the meeting at 9:45 a.m.

Status Update of Justice Capital Project

Cerreta gave an update on the project. He said the project is 54% complete and the gas line is going in as he speaks. The project is going strong -- there are a variety of issues handled every day. He distributed copies of the contingency log as of 11/30/04 that he reviewed. Contingency remaining is \$1,009,015, and he doesn't see any real surprises coming up. Swan asked when will it be enclosed and the heat going in? Cerreta said when the gas goes on, it can be done. They'll be boarding up a few things, and most of the glass is in the pods. The roof is on, and it is basically enclosed.

Consider Proposed Ordinance: 159-O-092 Accept General Aviation Airports Grant Award from Wisconsin Office of Justice Assistance for Security Related Projects and Protection of Critical Infrastructure

Markano, Neau and Perry were present. **Motion:** moved, second by, to approve Ordinance 159-O-092. Markano explained the ordinance, which authorizes the airport to appropriate and expend \$42,000 in grant funding, offered through the State Office of Justice Assistance for various security related improvements. This funding would be in addition to \$150,000 previously provided for the same purpose. **Motion carried 6 – 0.**

Correspondence

Markano referred to the publication Airport Reports, American Association of Airport Executives, dated December 1, 2004. This is a free publication that comes out twice a week. On November 20 congress cleared the fiscal year 2005 omnibus spending bill and sent it to the President on

November 24. Markano stated that Waukesha County finally made it to the President's desk as an earmark of \$3 million for the runway 18/36 reconstruction along with the renovation of the sewage system. This is a good start but the bill has to go onto FAA headquarters for their review and then onto the State for review. Markano said it is good news for us at this point. If the project goes according to plans, \$4.4 was earmarked and will probably be phased over two years. Behrend asked what is the timing on the environmental assessment? Markano said there will be a presentation at the next Airport Commission meeting regarding this. The request for a waiver will also be discussed. Perry distributed copies of "Federal Transportation Appropriations FFY 2005 as of 11/23/04," which he briefly discussed.

Motion to adjourn: Gundrum moved, second by Nilson, to adjourn the meeting at 10:17 a.m.
Motion carried 6 – 0.

Respectfully submitted,

Rodell L. Singert
Secretary

/sm